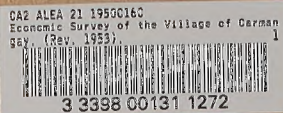


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ECONOMIC SURVEY

OF THE

Village of CARMANGAY

INDUSTRIAL DEVELOPMENT BRANCH

DEPARTMENT OF ^{Industry} ~~ECONOMIC AFFAIRS~~

GOVERNMENT OF THE PROVINCE OF ALBERTA

HON. A. J. HOOKE
MINISTER

RALPH R. MOORE
DEPUTY MINISTER



ECONOMIC SURVEY
V I L L A G E O F C A R M A N G A Y

by

INDUSTRIAL DEVELOPMENT BOARD
DEPARTMENT OF ECONOMIC AFFAIRS

This survey was compiled with the
assistance of village officials,
and citizens who were familiar with
the history of the village.

oOo

JUNE, 1950

REVISED SEPTEMBER, 1953

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VILLAGE OF CARMANGAY

1. LOCATION

Section 32-13-23-W4 in Census Division 4. This location is 98 miles southeast of Calgary and 40 miles northwest of Lethbridge on Highway #23. It is also on the branch line of the Canadian Pacific Railway, Calgary to Lethbridge.

2. ALTITUDE

3,082 feet

LATITUDE

50°08

LONGITUDE

113°06

3. TEMPERATURE

Mean summer temperature 58° F.
Mean winter temperature 29° F.
Mean yearly temperature 41° F.

Note: The foregoing, estimated from the nearest weather station, covers a 30-year period.

4. RAINFALL

Mean annual rainfall 9.99 inches
Mean annual snowfall 50.5 inches
Mean annual precipitation 15.01 inches

Note: The foregoing, estimated from the nearest weather station, covers a 30-year period.

5. GEOLOGY

The rocks underlying the glacial deposits in the Carmangay area are sandstones and shales that were deposited in the large fresh-water lakes which covered the region in an age termed the Upper Cretaceous by the geological time scale. Those sediments which are named the Edmonton formation are coal bearing. They are the source of coal in such centres as Edmonton and Drumheller. Added interest in these beds arise from the fact they contain fossil remains of the dinosaur.

6. SOIL

Carmangay is in the Dark Brown soil zone.

Soil Profile: The surface horizon averages about seven inches in depth and is dark brown in color. The next horizon is brownish, and the lime layer is found usually 20 to 24 inches below the surface. In this zone as in other zones, the brownish horizon, having received some finer material from the top is usually somewhat heavier and more compact than the top horizon.

Fertility: Lack of moisture limits crop production. Soils in this zone are relatively low in nitrogen and organic matter, but are higher in these constituents than soils in the brown zone.

Vegetation: Chiefly short grass prairie. The grass makes a denser cover and taller growth than in the brown zone.

Land Use: Only the better soil types can be considered arable. The remainder generally is good pasture land. Wheat is grown almost to the exclusion of all other crops. Cropping practices must provide for conservation of moisture and control of soil drifting. The best quality wheat in the province is grown in this and the other grassland zones.

7. HISTORY HIGHLIGHTS

The settlement of Carmangay was established as such in 1907, and was named for C. W. Carman and his wife, nee Gay, who originally owned the townsite. Original settlers of the village included such well-known names as G. Baldwin, E. L. Nowlin, A. F. Wilson, A. B. Hogg, Dr. Bryans, James McNaughton, and O. L. Taylor.

The original settlement was some three-quarters of a mile west of the present site, but with the coming of the railroad in April, 1910, the community moved east to be right on the railway line. For over a year, until October, 1911, the railway operated from Lethbridge only as far as Carmangay, awaiting completion of the bridge over the Little Bow River, at which time service was extended to Aldersyde. During this year and a half, Carmangay, as the end of the steel, benefited from something close to a boom.

Shortly after Carmangay came into existence it was incorporated as a town, and as such, established its own water works system in 1913. Water was pumped from the Little Bow River into a reservoir, much as it is today. However, Carmangay reverted to a village in 1934, when alterations were made to its municipal statutes.

Carmangay was serviced financially by the Bank of Commerce and the Bank of Hamilton, both of which opened branches in 1912. The Bank of Commerce subsequently took over the Bank of Hamilton, and the branch continued to function until 1936 when it was closed. The village purchased the property from the bank and leased it to the hospital for a 99-year term.

Carmangay was served by electricity as early as 1910, when the town established its own electric light system. The plant operated until midnight and was then switched off till morning. The power plant has since been taken over by Calgary Power Company Limited.

Dr. Bryans was one of the first settlers in Carmangay and also the first resident physician. Dr. H. C. Dimock opened a hospital in the village in 1932, which later led to the establishment of the present 16-bed hospital.

Carmangay has had a school since 1910, when the first one was established with a Mr. Baxter as teacher.

8. LIVING CONDITIONS

The village of Carmangay is situated on the flats above the Little Bow River. The district surrounding the community is taken up with large, well-kept farms.

Within the village, the homes are well-kept and attractive. The average rent for a five-room house with all utilities except gas, is about \$30 a month. There are over 100 homes in the village, 90 percent of them owner-occupied. New

construction continues in the village, with four new buildings erected in 1950, eight in 1951 and 12 in 1952.

Educational facilities are modern and provide for grades one to 12 inclusive.

9. ADMINISTRATION

The village is governed by a council consisting of a mayor selected from the council for a one-year term, and two councillors, one elected each year for a three-year term. The Secretary-Treasurer carries out the policy set by the council.

10. LAWS AND REGULATIONS

All new buildings, repairs to buildings or removal of buildings must be approved by the council before a permit is issued.

The Electrical Code conforms to the Alberta Electrical Protection Act.

The Sanitary Regulations conform to the Alberta Public Health Regulations.

The village has one policeman.

11. FIRE PROTECTION

There is a volunteer fire chief and 12 volunteer firemen.

Equipment: As well as new equipment recently purchased, there are two hand-drawn hose carts, foamite tank and nozzle, and fire extinguishers.

12. TAX STRUCTURE

	<u>1953 Assessment</u>
Land, 100% of fair value	\$ 26,414
Improvements, 100% value	228,969
Power	11,100
Total	\$266,483

Mill Rate

<u>Municipal</u>	<u>School</u>	<u>Hospital</u>	<u>Total</u>
23	16	10 1/3	49 1/3

13. AREAS

Area of village 640 acres
Streets and lanes 60 acres
Parks and playgrounds 100 acres

Miles of roads, streets and lanes

	<u>Gravel</u>	<u>Unpaved</u>	<u>Unopened</u>	<u>Total</u>
Streets and roads	1	1.5	1	3.5
Lanes and alleys		2	1	3
Total				6.5

There are .75 miles of cement sidewalks.

14. SEWER AND WATER MAIN MILEAGE

A sewerage collection and disposal system is to be established in 1953.

Water mains - 2.5 miles

15. POWER

Three-phase, 60-cycle power is supplied to the village by the Calgary Power Company under a ten-year franchise.

Rates: Domestic Service - available only for lighting, heating, cooking, domestic power and ordinary use in private houses and apartments used exclusively for residential purposes.

First 20 KWH (or less) per month - \$3.10 gross minimum
Subject to 30¢ prompt payment discount - \$2.80 net minimum
All over 20 KWH's used per month - 1.5¢ per KWH.

Note: Discount of 30¢ applies on all bills paid within discount period. The foregoing rate applies where the maximum demand does not exceed five kilowatts. Where the demand exceeds five kilowatts, an additional monthly demand charge of 50¢ per kilowatt will be made.
Connection charge for new customers - \$1.00
Reconnection charge 5.60

Commercial Service - Available where other rates listed do not apply.

Service Charge

First 500 watts of installed capacity - \$1.20 per month
Each additional 250 watts of installed capacity - 30¢ per month.

Energy Charge

First 50 KWH's per month per KW of installation 10¢ per KWH
Next 150 KWH's per month per KW of installation 5¢ per KWH
All over 200 KWH's per month per KW of installation - 2 1/4¢ per KWH

Discount - 10% if paid within discount period, based on the even dollars only of total bill, with a minimum discount of 30¢.

Minimum charge - \$2.30 gross, \$2.00 net per month

Minimum deposit - \$4.60

Reconnection charge - \$4.00

Power Service - (AC) Available for motors, rectifiers, commercial heating apparatus, etc., in commercial establishments.

Service Charge

\$1.00 per month per kilovolt-ampere (KVA) of installation (one motor horsepower or one kilowatt in heating apparatus is equivalent to one KVA).

Energy Charge

First 50 KWH's per month per KVA of installation 5¢ per KWH
Next 50 KWH's per month per KVA of installation 3 1/3¢ per KWH
Over 100 KWH's per month per KVA of installation 1 2/3¢ per KWH

Discount - 10% if paid within discount period based on the even dollars only of total bill, with a minimum discount of 30¢.

Minimum charge \$3.30 gross, \$3.00 net per month
Minimum deposit \$2.00 per hp with a minimum of \$6.00
Reconnection charge \$6.00

16. WATER

Water is obtained from the Little Bow River and is electrically pumped into a 45,800-gallon reservoir. The village owns its own water system.

Rates:

Domestic service, per month	- \$3.00
Garages, per month	3.50
Hotels, per month	10.00
Hospital, per month	12.50

Water analysis unobtainable.

17. FUELS

Gas - nil

18. L.P. GAS

Heat value 2,521 btu per cu. ft. at 60° F.
100-lb. cylinder - \$7.50
There are no bulk storage tanks in the village.

19. DIESEL FUEL

Heat value, 135,000 to 140,000 btu per gallon at 60°F.
Winter grade - 19.4¢(plus 1¢ tax) per gallon
Summer grade - 17.9¢(plus 1¢ tax) per gallon
Storage capacity - 12,000 gallons.

20. COAL

Coal is secured from the Lethbridge field.

Rates per ton:

<u>Slack</u>	<u>Egg</u>	<u>Nut</u>	<u>Lump</u>
\$6.50	\$9.50	\$9.50	\$10.50

21. LOCAL RESOURCES

Sand and gravel
Cereal grains
Straw
Poultry and eggs
Horses, cattle, sheep and hogs

22. GOVERNMENT OFFICES AND SERVICES

Federal

Post Office

Provincial

Alberta Government Telephones

Municipal

Fire Hall
Town Hall
Committee Rooms

(Government Offices continued - Municipal)

Secretary-Treasurer
Townman
Medical Health Officer and Child Welfare Officer
Local Board of Health
Waterworks and Service Department

23. HEALTH SERVICES

Little Bow Municipal Hospital District #25. This is an 18-bed hospital and is staffed by a matron and three graduate nurses. There is also a resident doctor under contract with Little Bow Municipal Hospital District #25. The hospital operates under the Municipal Hospitals Act.

<u>Rates</u>	<u>Ratepayers</u>	<u>Non-ratepayers</u>
Public ward	\$1.00	\$6.30
Private	2.25	7.30

24. PROFESSIONAL AND SKILLED SERVICES

(not including health services)

Barber shop - 1

25. TRANSPORTATION

Canadian Pacific Railway, Calgary to Lethbridge, via
Carmangay.
Greyhound Bus Lines
Local truck hauling to and from Calgary and Lethbridge
daily.

26. NEWSPAPERS

Nil

27. COMMUNICATIONS

Canadian Pacific Telegraphs
Alberta Government Telephones
Post Office
Air Mail through post office
Nearest radio station - Lethbridge, CJOJ

28. FINANCIAL FACILITIES

Nil

29. HOTELS

	<u>No. of rooms</u>	<u>Single Rate</u>	<u>Licensed for sale of beer</u>
Grange	20	\$1.50 to \$2.00	Yes

30. TOURIST CAMPS

Nil

31. CHURCHES

Anglican
United
Pentecostal
Gospel Mission
Roman Catholic

32. LODGES

Masons
Eastern Star

33. SERVICE CLUBS

Lions
Hospital Auxiliary

34. SOCIETIES

Agricultural Society

35. SCHOOLS

Educational facilities in Carmangay are included with those of Vulcan County #2. A new eight-room school was built in 1952. It features a full-size basement with play rooms, work shop, home economics room and a modern auditorium.

The old brick school, long familiar in Carmangay, is still standing although no longer in use. A large frame school is still used.

There are seven teachers and 176 pupils, many of them brought in from outlying districts in the six operating school vans. Grades one to 12 are taught with full courses throughout high school.

36. THEATRES AND HALLS

	<u>Capacity</u>	<u>Stage</u>	<u>Piano</u>
Community Hall	300	yes	yes
Masonic Hall	75	no	yes

37. CULTURAL ACTIVITIES

There is no public library in the village. Dramatic classes are taught in the school.

38. YOUTH ACTIVITIES

Boys' and Girls' Grain Club
Students' Union

39. SPORTS

Golf	<u>Facilities:</u> Covered curling rink with two sheets of natural ice. Nine-hole golf course with sand greens. Open air skating and hockey rink. Playgrounds
Hockey	
Baseball	
Softball	
Curling	

40. FAIRS - Lions' Carnival

41. HISTORIC SITES

Nil

42. CO-OPERATIVES

United Grain Growers
Alberta Wheat Pool

43. INDUSTRY AND BUSINESS

<u>Type of Business or Industry</u>	<u>No. of Estab- lishments</u>	<u>Producer or Manufacturer</u>	<u>Whole- sale</u>	<u>Re- tail</u>
Barbers	1	-	-	-
Butchers	2	-	2	2
Cartage Delivery	1	-	-	-
Confectionery	1	-	-	1
Coal Dealers	2	-	-	2
Cold Storage Lockers	1	-	1	1
Doctors	1	-	-	-
Electrical Appliances	1	-	-	1
Garages and Service Stations	3	-	-	3
Grain elevators	6	Total capacity 495,000 bushels		
General stores	2	-	-	2
Hardware	2	-	-	2
Hotels	1	-	-	-
Implements	4	-	-	4
Insurance & Real Estate	1	-	-	-
Lumber yards	1	-	1	1
Milk Distributors	1	-	1	1
Oil distributors	3	-	3	-
Painters and decorators	2	-	-	-
Pool rooms	1	-	-	-
Radio repairs	1	-	-	1
Restaurants	3	-	-	3
Seed cleaning plants	1	-	1	-
Sporting goods	See hardware			
Welding & machine shop	2	-	-	2

44. SITES

Carmangay can offer excellent industrial sites with trackage, easy access to the highway, and utilities.

45. INDUSTRIAL DEVELOPMENT

The farmers in the Carmangay district generally have about 32,000 acres sown to wheat, and harvest an average crop of 500,000 bushels. The district also has between 8,000 and 9,000 acres of coarse grain every year.

The "Carmangay Irrigation District" has been organized to irrigate about 12,800 acres under the approval of the P.F.R.A. and the Alberta Government. Further developments are being held in abeyance for the time being.

Carmangay can offer excellent opportunities for new industries or businesses, especially those which can utilize the natural resources of the district, or provide a necessary service to the population, such as a shoe repair shop, beauty parlor and drugstore.

46. TRADING AREA

The Carmangay trading area extends five miles north and five miles south, west, eight miles and east, 12.

47. POPULATION

Trading area population, 1951 census	857
Village population, 1951 census	285
Village population at December 31, 1952, estimated	296

